



**COMMUNITY DEVELOPMENT DEPARTMENT**

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**SPECIAL JOINT PLANNING COMMISSION  
AND  
ARCHITECTURAL REVIEW BOARD MEETING MINUTES**

**REGULAR MEETING**

**SEPTEMBER 1, 2005**

**PRESENT:** Commissioners Acevedo, Benich, Koepp-Baker, Davenport, Lyle, Mueller  
Board Members Kennett, Fruit, Pyle

**ABSENT:** Commissioner Escobar, Board Member Martin

**LATE:** None

**STAFF:** Planning Manager (PM) Rowe, Senior Planner (SP) Linder

Planning Commission Chair Lyle called the meeting to order at 7:04 p.m.

**DECLARATION OF POSTING OF AGENDA**

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

**OPPORTUNITY FOR PUBLIC COMMENT**

Chair Lyle opened the public comment period.

With no one present wishing to address matters not appearing on the agenda, the public comment period was closed.

ARB Vice Chair Kennett called the Joint meeting with Architectural Review Board meeting to order.

**NEW BUSINESS:**

**1) CRA-05-01/  
UP-05-08/  
SR-05-13:  
MONTEREY-  
MORGAN HILL  
HISTORICAL  
SOCIETY  
(ACTON HOUSE)**

Request for approval of a Cultural Resource Alteration for an historic designated building and approval of Conditional Use Permit and Site and Architect approval for the relocation of the Morgan Hill Museum (Acton House) to the property located at 17860 Monterey Rd. The project is categorically exempt under section 15301 of the state CEQA guidelines.

PM Rowe gave the staff report calling attention to the following modification to Resolution No. 05-021:

Adding other condition no 4 on page 22 to read as follows:

4. The rear porch shall not be enlarged as shown on the architectural drawings. Alteration of the front and rear porches shall be limited to rebuilding the handicap accessible ramps and replacing some elements of the porches due to the deterioration of the existing wood members. New construction shall be replacement only and any new materials used shall be consistent with the old materials now in place.

Commissioner Benich noted that the requirement to comply with current Building Codes as stipulated in Condition IX.A on page 9 of Exhibit A to Resolution 05-021 would have a negative impact on the historic building. PM Rowe agreed and recommended the condition be amended to insert the word "Historic" before Building Code. The change would allow the building renovations to proceed under the State Historic Building Codes.

Commissioner Lyle commented on the proposed building setbacks and inquired if the side setback could be increased from 8 to 10 feet. Jennifer Tate, representing the Morgan Hill Historical Society responded saying to move the building to 10 feet would harm a large oak tree on the site. Commissioner Koepp-Baker agreed and observed that increasing the side yard setback would encroach into the root zone area of the oak tree.

Commissioner Lyle asked if the building would be moved again noting that the staff report indicated that would be a possibility. Jennifer Tate responded saying that the Historical Society has no plans to move the building once it is relocated to the Morgan Hill House site.

Commissioner Acevedo asked whether there was a master plan for the Morgan Hill House site that added more buildings to the rear of the property. Jennifer Tate said there are plans for future improvements but that it does not include relocation of any more building to the site.

Commissioner Mueller expressed some concern regarding the visibility of the exterior stairs and inquired if the stairs could be placed interior. Jennifer Tate said that was not an option as the new stairway would occupy too much of the existing floor space in the Museum.

ARB member Fruit stated that if the upstairs apartment in the Acton House building is to be used as a caretaker's residence it must be handicap accessible unless the Historical Society establishes an employee relationship that stipulates the caretaker's residence is

needed for security purposes. Mr. Fruit offered an amendment to Resolution No. 05-021 to include this requirement. Mr. Fruit also noted that the building elevation drawings lacked design details and material call outs. He recommended a condition be added to the site review approval to require the final design drawings, materials finishes and colors be reviewed and approved by a subcommittee of the ARB.

**COMMISSIONERS BENNICH/MUELLER MOTIONED TO APPROVE  
RESOLUTION NO. 05-46 APPROVING THE USE PERMIT.**

**THE MOTION CARRIED BY THE FOLLOWING VOTE: AYES: ACEVEDO,  
BENICH, DAVENPORT, KOEPP-BAKER, LYLE, MUELLER; NOES: NONE:  
ABSTAIN: NONE ; ABSENT: ESCOBAR.**

**BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE  
RESOLUTION NO. 05-021 APPROVING THE SITE REVIEW APPLICATION  
WITH THE FOLLOWING AMENDMENTS:**

**AMEND OTHER CONDITION NO. 3 AND ADDING OTHER CONDITIONS  
NO. 4 AND 5 ON PAGE 22 OF EXHIBIT A TO THE RESOLUTION AS  
FOLLOWS:**

3. Prior to issuance of a building permit, provide *final detail drawings*, color and material samples for approval by a Board subcommittee.
4. The rear porch shall not be enlarged as shown on the architectural drawings. Alteration of the front and rear porches shall be limited to rebuilding the handicap accessible ramps and replacing some elements of the porches due to the deterioration of the existing wood members. New construction shall be replacement only and any new materials used shall be consistent with the old materials now in place.
5. The caretaker's residence shall be handicap accessible unless the Historical Society establishes an employee relationship that stipulates the caretaker's residence is needed for security purposes.

**MODIFY CONDITION IX.A ON PAGE 9 OF EXHIBIT A TO INSERT THE  
WORD "HISTORIC" BEFORE BUILDING CODE.**

**THE MOTION CARRIED BY THE FOLLOWING VOTE: AYES: FRUIT,  
KENNETT, PYLE; NOES: NONE: ABSTAIN: NONE ; ABSENT: MARTIN.**

**ANNOUNCEMENTS:** None

**ADJOURNMENT:** There being no further business, Chair Lyle adjourned the special joint Planning Commission and Architectural Review Board meeting at 7:25 p.m.

**THE ARCHITECTURAL REVIEW BOARD PUBLIC HEARING  
MEETING RECONVENED**

Chair Kennett reconvened the Architectural Review Board Meeting at 7:35

**AUGUST 11, 2005**

**MINUTES:**

**FRUIT/MARTIN MOTIONED TO APPROVE THE MINUTES OF THE AUGUST 11, 2005 MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MARTIN**

**NEW BUSINESS:**

**1) SR-04-17:  
HILL-GERA**

A request for site, architectural, and landscape approval for a nine (9) unit single family residential subdivision in an RE-40,000 RPD zoning district.

**BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE RESOLUTION NO. 05-022 WITH A MODIFICATION TO OTHER CONDITION E, TO ALLOW STAFF APPROVAL OF A REVISED GRADING PLAN.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MARTIN**

**2) SR-05-11:  
MONTEREY-  
SUTTERHILL  
PLAZA**

A request for architectural and landscape plan approval for a proposed 9,400 sq. ft. commercial building to be located at 15790 Monterey Rd. within the Sutterhill Plaza.

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-023 WITH THE ADDITION OF THE FOLLOWING CONDITION:**

- 1. The Arbutus Marina, in lieu of the Aristocrat Pear.**
- 2. Modify note 3 on landscape plan to require Arctostaphylos to be planted 1 ft. away from edge of pavement/planter.**
- 3. ADA access between buildings A & C shall be provided.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MARTIN**

**3) SITE REVIEW AMENDMENT**  
**SRA 01-29: E. CENTRAL-MORGAN LANE:** A request to approve landscape plans for common area improvements located on the south side of E. Central Ave. and landscape improvement to be installed along E. Main Ave. as part of the Morgan Lane subdivision currently under construction on the south side of E. Central Ave. between Grand Prix Way and Belletto Dr. (APN 726-20-051)

The Board offered the following comments & recommendations:

1. Continue use of the Platunas Acerfolia as the street tree on Calle Siena and Aston Ct..
2. The Honey Locust should be the street tree on Main Ave. correct common name needed on plans
3. Modify the grass selection to Red Fescue.
4. Reduce the amount of irrigation proposed within the two detention pond areas with the use of subsurface irrigation

**ANNOUNCEMENTS:** None

**ADJOURNMENT:** Chair Kennett adjourned the meeting at 8:13 p.m.

**MINUTES PREPARED BY:**

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**JAMES ROWE**  
**Planning Manager**

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**